

EMIRA PROPERTY FUND LIMITED

Incorporated in the Republic of South Africa

(Registration number 2014/130842/06)

JSE share code: EMI ISIN: ZAE000203063

JSE bond company code: EMII

LEI: 3789005E23C6259EAE70

(Approved as a REIT by the JSE)

("Emira" or "the Company")



ACCEPTANCE BY DIRECTORS OF SHARES ALLOCATED

In compliance with paragraph 3.63 of the Listings Requirements and paragraph 6.42 of the Debt Listings Requirements of the JSE Limited, the following information is disclosed in respect of the acceptance by directors of the Company of shares allocated in terms of the Emira Matching Share Co-Investment Plan ("**Emira Matching Plan**"):

Name of director:	G Jennett
Date of acceptance:	20 February 2024
Number and class of shares allocated:	214 569 ordinary shares
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R8.61 per share, being the closing price on the date immediately preceding the date of this announcement):	R1 847 439.09
Nature of transaction:	Off-market acceptance of shares, allocated in terms of the Emira Matching Plan.
Vesting date:	The shares will vest on 27 January 2027 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan.
Type of interest:	Direct beneficial
Clearance to deal obtained:	Yes
Name of director:	G Booyens
Date of acceptance:	20 February 2024
Number and class of shares allocated:	99 392 ordinary shares
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R8.61 per share, being the closing price on the date immediately preceding the date of this announcement):	R855 765.12
Nature of transaction:	Off-market acceptance of shares, allocated in terms of the Emira Matching Plan.

Vesting date: The shares will vest on 27 January 2027 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan.

Type of interest: Direct beneficial

Clearance to deal obtained: Yes

Name of director: U Van Biljon

Date of acceptance: 20 February 2024

Number and class of shares allocated: 102 724 ordinary shares

Issue price: Rnil (Free of charge)

Notional value of transaction (based on an implied price of R8.61 per share, being the closing price on the date immediately preceding the date of this announcement): R884 453.64

Nature of transaction: Off-market acceptance of shares, allocated in terms of the Emira Matching Plan.

Vesting date: The shares will vest on 27 January 2027 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan.

Type of interest: Direct beneficial

Clearance to deal obtained: Yes

Bryanston
20 February 2024

Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

RAND MERCHANT BANK (A division of FirstRand Bank Limited)